



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

RESULTS

6/1/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 519 SAVANNAH HIGHWAY

SITE PLAN

Project Classification: SITE PLAN
Address: 519 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 4210600142
Acres: 0.26
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: SR-2 (S)

☒ new BP approval tracking

City Project ID #: 170517-519SavannahHwy-1
City Project ID Name: TRC_SP:519SavannahHwyOffice

Submittal Review #: PRE-APP
Board Approval Required: DRB

Owner: ROBERT S. MORRIS
Applicant: ROBERT S. MORRIS
Contact: BUZ MORRIS

843-577-8010
buz@morrisaandc.com

Misc notes: Construction plans for a new office building and associated improvements.

RESULTS: Revise and resubmit to TRC.

2 MOTHER EMANUEL AME CHURCH

SITE PLAN

Project Classification: SITE PLAN
Address: 110 CALHOUN STREET
Location: PENINSULA
TMS#: 4591303020
Acres: 0.74
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: DR-2F

☒ new BP approval tracking

City Project ID #: 170328-110CalhounSt-1
City Project ID Name: TRC_SP:MotherEmanuelAMEChurchImprovements

Submittal Review #: 1ST REVIEW
Board Approval Required: BAR

Owner: MOTHER EMANUEL AME CHURCH
Applicant: MCCORMICK & ASSOCIATES
Contact: MICHAEL
MCCORMICK

843-971-3646
mccormickassoci@bellsouth.net

Misc notes: Construction plans to install stormwater drainage and hardscape improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

3 BRISBANE CLUSTER DEVELOPMENT (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: CENTRAL PARK & FLEMING ROADS
Location: JAMES ISLAND
TMS#: 3400100011 & 050
Acres: 6.58
Lots (for subdiv): 30
Units (multi-fam./Concept Plans): 30
Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 161118-Central ParkRd-1
City Project ID Name: TRC_PP:BrisbaneClusterDevelopment[Plat]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC

Owner: SOUTHWIND HOMES
Applicant: EMPIRE ENGINEERING
Contact: THOMAS DURANTE

843-308-0800
tdurante@empireeng.com

Misc notes: Preliminary subdivision plat for a proposed cluster development and associated improvements.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#4 BRISBANE CLUSTER DEVELOPMENT (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: CENTRAL PARK & FLEMING ROADS
Location: JAMES ISLAND
TMS#: 3400100011 & 050
Acres: 6.58
Lots (for subdiv): 30
Units (multi-fam./Concept Plans): 30
Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 161118-Central ParkRd-2
City Project ID Name: TRC_RC:BrisbaneClusterDevelopment[Roads]

Submittal Review #: 3RD REVIEW
Board Approval Required: PC

Owner: SOUTHWIND HOMES
Applicant: EMPIRE ENGINEERING 843-308-0800
Contact: THOMAS DURANTE tdurante@empireeng.com

Misc notes: Road construction plans for a proposed cluster development and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#5 AVENUE OF OAKS (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: 5TH AVENUE
Location: WEST ASHLEY
TMS#: 4180600028 & 115
Acres: 9.99
Lots (for subdiv): 41
Units (multi-fam./Concept Plans): 41
Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 170517-5thAve-1
City Project ID Name: TRC_PP:AvenueofOaks[Plat]

Submittal Review #: 1ST REVIEW
Board Approval Required: PC, BZA-SD

Owner: LEVI GRANTHAM, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: LES PHILIPS lphilips@semonwhiteside.com

Misc notes: Preliminary subdivision plat for a proposed 42 lot subdivision and associated improvements.

RESULTS: Revise and resubmit to TRC.

#6 AVENUE OF OAKS (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: 5TH AVENUE
Location: WEST ASHLEY
TMS#: 4180600028 & 115
Acres: 9.99
Lots (for subdiv): 41
Units (multi-fam./Concept Plans): 41
Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 170517-5thAve-2
City Project ID Name: TRC_RC:AvenueofOaks[Roads]

Submittal Review #: 1ST REVIEW
Board Approval Required: PC, BZA-SD

Owner: LEVI GRANTHAM, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: LES PHILIPS lphilips@semonwhiteside.com

Misc notes: Road construction plans for a proposed 42 lot subdivision and associated improvements.

RESULTS: Revise and resubmit to TRC.

#7 FOLLY ROAD PUBLIC STORAGE**SITE PLAN**

Project Classification: SITE PLAN
Address: 1439 FOLLY ROAD
Location: JAMES ISLAND
TMS#: 3340000050
Acres: 6.868
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

☐ new BP approval tracking

City Project ID #: 160308-1439FollyRd-1
City Project ID Name: TRC_SP:PublicStorageFollyRoad

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB, BZA-SD

Owner: PUBLIC STORAGE
Applicant: STANTEC CONSULTING SERVICES, INC. 843-740-7700
Contact: JOSH LILLY josh.lilly@stantec.com

Misc notes: Construction plans for a new indoor storage facility and associated improvements.

RESULTS: Revise and resubmit to TRC.

#8 BENNETT'S BLUFF (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: FORT JOHNSON ROAD

Location: JAMES ISLAND

TMS#: 4280000013

Acres: 30.99

Lots (for subdiv): 86

Units (multi-fam./Concept Plans): 86

Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 170321-Fort JohnsonRd-1

City Project ID Name: TRC_PP:Bennett'sBluff[Plat]

Submittal Review #: 3RD REVIEW

Board Approval Required: BZA-SD

Owner: FIRST BAPTIST CHURCH

Applicant: HUSSEY GAY BELL

843-849-7500

Contact: RICHARD BAILEY

rbailey@husseygaybell.com

Misc notes: Preliminary subdivision plat for an 86 lot subdivision and assooiated improvements.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#9 BENNETT'S BLUFF (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: FORT JOHNSON ROAD

Location: JAMES ISLAND

TMS#: 4280000013

Acres: 30.99

Lots (for subdiv): 86

Units (multi-fam./Concept Plans): 86

Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 170321-Fort JohnsonRd-2

City Project ID Name: TRC_RC:Bennett'sBluff[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: BZA-SD

Owner: FIRST BAPTIST CHURCH

Applicant: HUSSEY GAY BELL

843-849-7500

Contact: RICHARD BAILEY

rbailey@husseygaybell.com

Misc notes: Road construction plans for an 86 lot subdivision and assooiated improvements.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#10 GOVERNOR'S CAY, PHASE 5**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: FORREST DRIVE

Location: CAINHOY

TMS#: 2710002150

Acres: 6.704

Lots (for subdiv): 22

Units (multi-fam./Concept Plans): 22

Zoning: DR-9

☐ new BP approval tracking

City Project ID #: 170418-ForrestDr-1

City Project ID Name: TRC_CP:GovernorsCayPhase5[Concept]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: CALATLANTIC GROUP, LLC

Applicant: STANTEC CONSULTING SERVICES, INC.

843-276-2285

Contact: JOSH LILLY

josh.lilly@stantec.com

Misc notes: Subdivision concept plan for a 22 lot subdivision and associated improvments.**RESULTS:** Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the June PC meeting.

#11 595 KING STREET**SITE PLAN**

Project Classification: SITE PLAN

Address: KING STREET

Location: PENINSULA

TMS#: 4600802018, 019, 020, 022

Acres: 1.25

Lots (for subdiv):

Units (multi-fam./Concept Plans): 74

Zoning: MU-2/WH

☒ new BP approval tracking

City Project ID #: 160524-595KingSt-1

City Project ID Name: TRC_SP:595KingStMixedUse

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR, BZA-SD

Owner: ARMADA HOFFLER PROPERTIES/SPANDREL DEVELOPMENT PARTNE

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: Construction plans for a new mixed-use building over parking and associated improvements.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

12 US FOODS CHEF'S STORE**SITE PLAN**

Project Classification: SITE PLAN

Address: 649 MEETING STREET

Location: PENINSULA

TMS#: 4640000033

Acres: 9.04

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: UP

☒ new BP approval tracking

City Project ID #: 170517-1510MeetingSt-1

City Project ID Name: TRC_SP:USFoodsChefstore

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: AMERICAN SHIPPING & LOGISTICS GROUP, INC.

Applicant: HOYT + BERENYI

843-408-3546

Contact: KYLE HOYT

khoyt@hoytberenyi.com

Misc notes: Construction plans for new 59,000 square foot Chef'Store and associated improvements.**RESULTS:** Revise and resubmit to TRC.

13 CHARLOTTE STREET MULTI-FAMILY**SITE PLAN**

Project Classification: SITE PLAN

Address: 21 CHARLOTTE STREET

Location: PENINSULA

TMS#: 4591303033

Acres: 0.338

Lots (for subdiv):

Units (multi-fam./Concept Plans): 6

Zoning: DR-1F

☐ new BP approval tracking

City Project ID #: 161130-21CharlotteSt-1

City Project ID Name: TRC_SP:CharlotteStreetMultifamily

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: MICHELLE SEAY

Applicant: CLINE ENGINEERING, INC.

843-991-7239

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Construction plans to construct 3 structures on a lot for a total of 6 units.**RESULTS:** Revise and resubmit to TRC.

14 COOL BLOW VILLAGE**SITE PLAN**

Project Classification: SITE PLAN

Address: 342 NASSAU STREET

Location: PENINSULA

TMS#: 4590101046, 047, 048

Acres: 0.237

Lots (for subdiv):

Units (multi-fam./Concept Plans): 4

Zoning: DR-2F

☒ new BP approval tracking

City Project ID #: 170517-NNassauSt-1

City Project ID Name: TRC_SP:CoolBlowVillage

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: CITY OF CHARLESTON

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-571-2622

Contact: LEWIS MOORE

lmoore@forsberg-engineering.com

Misc notes: Construction plans for a 4 unit residential development and associated improvements.**RESULTS:** Revise and resubmit to TRC.

15 MUSC CANNON STREET PARKING GARAGE**SITE PLAN**

Project Classification: SITE PLAN

Address: 165 CANNON STREET

Location: PENINSULA

TMS#: 4601104049

Acres: 1.45

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

☒ new BP approval tracking

City Project ID #: 160712-CannonSt-1

City Project ID Name: TRC_SP:MUSCCannonStreetParkingGarage

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR, BZA-SD

Owner: 165 CANNON STREET, LLC

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: SEBASTIAN DAVIS

sebastiand@adcengineering.com

Misc notes: Construction plans for a new parking garage, office, and associated improvements.**RESULTS:** Revise and resubmit to TRC.

16 VILLAGES AT ST. JOHNS WOODS AMENITY CENTER**SITE PLAN**

Project Classification: SITE PLAN

Address: HALLE ROAD

Location: JOHNS ISLAND

TMS#: 2790000143

Acres: 1.4

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD

☐ new BP approval tracking

City Project ID #: 161025-Saint Johns WoodsPkwy-1

City Project ID Name: TRC_SP:VillagesatSaintJohnsWoodsAmenityCenter

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: PEARLSTINE REAL ESTATE INVESTMENT CO., LLC

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: GARY JENSEN

garyj@adcengineering.com

Misc notes: Construction plans for proposed amenity center and associated improvements.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

17 HOME 2 SUITES HOTEL**SITE PLAN**

Project Classification: SITE PLAN

Address: 160 FAIRCHILD STREET

Location: DANIEL ISLAND

TMS#: 2750000251

Acres: 2.5

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DI-GO

☐ new BP approval tracking

City Project ID #: 160519-FairchildSt-1

City Project ID Name: TRC_SP:Home2SuitesHotel-DaniellIsland

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-Z

Owner: DANIEL ISLAND VENTURES III

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

branchgn@earthsourceeng.com

Misc notes: Construction plans for a new hotel and associated improvements.**RESULTS:** Revise and resubmit to TRC.

18 THE POINTE AT RHODES CROSSING, PHASE 2 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: BEES FERRY ROAD & SANDERS ROAD

Location: WEST ASHLEY

TMS#: 2860000444

Acres: 84.39

Lots (for subdiv): 76

Units (multi-fam./Concept Plans): 76

Zoning: LB & DR-1F

☒ new BP approval tracking

City Project ID #: 170517-SandersRd-1

City Project ID Name: TRC_RC:ThePointeatRhodesCrossingPhase2[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: CW-ASHLEY POINTE, LLC

Applicant: HLA, INC.

843-763-1166

Contact: THOMAS KELLUM

tkellum@hlainc.com

Misc notes: Road construction plans for 76 lot subdivision and associated improvements.**RESULTS:** Revise and resubmit to TRC.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.